



**Planning Services**

4421 Stuart Andrew Blvd.  
 Charlotte, NC 28217  
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**Petition No: 2021-017**

**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 4.48 acres zoned UR-2 (CD) and MUDD-0 would allow approximately 50 multi-family units.*

The subject property is currently residential, civic/recreational.

*Number of students potentially generated under current zoning: 13 students (7 elementary, 3 middle, 3 high)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The UR-2 SPA zoning petition seeks to allow up to 52 multi-family units*

*CMS Planning Group: East*

Average Student Yield per Unit: 0.2720

The development may add 14 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2020-21 school year.

| <i>Schools Affected</i>        | <i>Total Classroom Teachers</i> | <i>Building Classrooms/ Teacher Stations</i> | <i>20<sup>th</sup> Day Enrollment</i> | <i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i> | <i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i> | <i>Additional Students As a result of this development</i> | <i>Utilization As of result of this development (Without Mobiles)</i> |
|--------------------------------|---------------------------------|----------------------------------------------|---------------------------------------|----------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------|
| HIDDEN VALLEY ELEMENTARY       | 49                              | 39                                           | 838                                   | 667                                                            | 126%                                                               | 7                                                          | <b>126%</b>                                                           |
| MARTIN LUTHER KING, JR. MIDDLE | 54.5                            | 58                                           | 804                                   | 856                                                            | 94%                                                                | 4                                                          | <b>94%</b>                                                            |
| ZEBULON VANCE HIGH             | 114.6                           | 91                                           | 1997                                  | 1586                                                           | 126%                                                               | 3                                                          | <b>126%</b>                                                           |

The total estimated capital costs of providing the additional school capacity for this new development is \$370,000 calculated as follow:

Elementary School: **7** x \$34,000 = \$238,000

High School: **3** x \$44,000 = \$132,000



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**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.

In the East Planning Group, the projected student impact from approved rezonings from February 2018 to January 2021 is 2,099 students.

| Planning Group | Petition | Projected Students | Petitioner                                       | Approval Date |
|----------------|----------|--------------------|--------------------------------------------------|---------------|
| East           | 2017-153 | 43                 | JDSI, LLC by Judson Stringfellow                 | 2018-03-19    |
| East           | 2017-190 | 66                 | C4 Investments, LLC                              | 2018-03-19    |
| East           | 2017-193 | 14                 | Mazen Chakra                                     | 2018-04-16    |
| East           | 2017-201 | 105                | K Sade Ventures                                  | 2018-04-16    |
| East           | 2017-180 | 166                | JS Helms Family Properties, LLC                  | 2018-06-18    |
| East           | 2018-005 | 213                | Meritage Homes of the Carolinas, Inc.            | 2018-06-18    |
| East           | 2018-084 | 102                | Amicus Partners, PLLC                            | 2018-11-19    |
| East           | 2018-107 | 30                 | JDSI, LLC                                        | 2018-12-17    |
| East           | 2018-141 | 43                 | Broadstreet Homes - Michael Iagnemma             | 2019-03-18    |
| East           | 2018-143 | 71                 | LIV Development                                  | 2019-04-15    |
| East           | 2018-154 | 13                 | Charlotte-Mecklenburg Housing Partnership, Inc.  | 2019-04-15    |
| East           | 2019-062 | 34                 | Suncrest Real Estate & Land                      | 2019-10-21    |
| East           | 2019-074 | 24                 | Josh Jolley                                      | 2019-10-21    |
| East           | 2019-087 | 69                 | JDSI, LLC                                        | 2019-11-18    |
| East           | 2019-091 | 9                  | Ramon Adames                                     | 2019-11-18    |
| East           | 2019-028 | 84                 | HHHunt                                           | 2019-12-17    |
| East           | 2019-139 | 26                 | JDSI, LLC                                        | 2020-02-17    |
| East           | 2019-152 | 110                | Spectrum Companies                               | 2020-03-16    |
| East           | 2019-162 | TBD                | Harbor Baptist Church                            | 2020-03-16    |
| East           | 2019-152 | 110                | Spectrum Companies                               | 2020-04-20    |
| East           | 2020-027 | 286                | City of Charlotte and Crosland Southeast         | 2020-06-15    |
| East           | 2020-026 | 38                 | Union at Tryon, LP                               | 2020-07-20    |
| East           | 2020-007 | 74                 | Erwin Capital                                    | 2020-09-21    |
| East           | 2020-019 | 14                 | Dependable Development                           | 2020-09-21    |
| East           | 2020-021 | 5                  | K Sade Ventures, Inc                             | 2020-09-21    |
| East           | 2020-065 | 68                 | Herman E. Ratchford                              | 2020-09-21    |
| East           | 2020-092 | 210                | K Sade Ventures, Inc                             | 2020-09-21    |
| East           | 2020-074 | 21                 | Redwood USA, LLC                                 | 2020-10-19    |
| East           | 2019-180 | 51                 | Justin Adams- Maple Multi-Family Land Use SE, LP | 2020-12-21    |
|                | Total    | 2099               |                                                  |               |